

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bristol Consortium

State: TN

PJ's Total HOME Allocation Received: \$7,433,177

PJ's Size Grouping*: B

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State:	8			
% of Funds Committed	86.46 %	91.37 %	8	91.92 %	14		16
% of Funds Disbursed	81.77 %	83.06 %	6	82.65 %	31		34
Leveraging Ratio for Rental Activities	0	1.72	7	4.67	0		0
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.09 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	67.19 %	76.36 %	7	68.72 %	38		39
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.83 %	64.51 %	2	79.93 %	88		84
% of 0-30% AMI Renters to All Renters***	41.67 %	44.07 %	5	44.94 %	44		42
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	70.28 %	1	94.87 %	100		100
Overall Ranking:			In State:	5 / 8	Nationally:	32	37
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$4,144	\$13,814		\$25,717	24	Units	5.30 %
Homebuyer Unit	\$8,219	\$12,401		\$14,669	375	Units	83.50 %
Homeowner-Rehab Unit	\$41,360	\$24,400		\$20,391	50	Units	11.10 %
TBRA Unit	\$0	\$10,768		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bristol Consortium TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$4,144	\$83,599	\$41,635
State:*	\$41,657	\$69,689	\$32,093
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.73

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	75.0	90.9	78.0	0.0	Single/Non-Elderly:	54.2	40.9	24.0	0.0
Black/African American:	25.0	4.5	22.0	0.0	Elderly:	0.0	4.3	48.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	20.1	14.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	4.2	28.9	12.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	41.7	5.9	2.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	4.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	54.2	34.2	56.0	0.0	Section 8:	95.8	0.0 [#]		
2 Persons:	41.7	21.4	32.0	0.0	HOME TBRA:	0.0			
3 Persons:	4.2	19.0	4.0	0.0	Other:	0.0			
4 Persons:	0.0	14.4	6.0	0.0	No Assistance:	4.2			
5 Persons:	0.0	7.8	2.0	0.0					
6 Persons:	0.0	2.1	0.0	0.0					
7 Persons:	0.0	0.5	0.0	0.0					
8 or more Persons:	0.0	0.5	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001		0		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bristol Consortium State: TN Group Rank: 32
(Percentile)
State Rank: 5 / 8 PJs Overall Rank: 37
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	67.19	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.83	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

